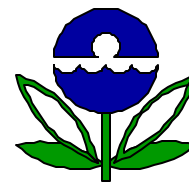


# U. S. Environmental Protection Agency

## SUPERFUND UPDATE FACT SHEET

### Saint Augustine Gas Plant

#### *Removal Action*



St. Augustine, Florida

March 2002

*Over the past year, the former St. Augustine Manufactured Gas Plant has been transformed from a threat to health and the environment to a valuable parcel poised for redevelopment. Construction activities associated with the cleanup of the site, which began in March 2001, were completed this January.*

*EPA joins with the City of St. Augustine to invite you to celebrate the achievement of this important milestone in improving the health and environment of the citizens of St. Augustine.*

*The event, known as the "San Sebastian Celebration" will be held on the northwest corner of the site at noon on Thursday, March 28, 2002. Following remarks from the Mayor, EPA's project manager, and others, an*

*opportunity will be given for questions about the site cleanup and its future redevelopment.*

#### ***Former MGP Site Cleaned Up in Record Time***

Just 10 months after the first backhoes arrived at the St. Augustine Gas Company site, construction activities to address contamination at the site have been completed. The construction effort included the following activities:

- excavation of about 85,000 tons of contaminated soil and sediment
- hauling and disposal of excavated material in a Georgia landfill
- extraction of 22 million gallons of water for construction dewatering
- backfill and wetland restoration
- planting of 2.2 acres of marsh
- backfill and seeding of 4.8 acres of uplands

The former manufactured gas plant (MGP), located at 98 Iberia Street in downtown St. Augustine, produced manufactured gas from 1885 until the late 1950s. The City of St. Augustine acquired the property in 1989 with plans to redevelop it into a marina complex. However, the discovery of

contamination at the site hampered those plans. Environmental investigations by EPA, the City, and Atlanta Gas Light Company (AGLC, a former owner of the site), confirmed that plant operations had left soil, groundwater, and sediment at the site contaminated.

Based on an Engineering Evaluation and Cost Analysis (EE/CA) completed by the City and AGLC, EPA selected a cleanup plan for the site in September 2000. In order to secure the cleanup of the former MGP site and expedite its redevelopment, the City and AGLC entered into an agreement with EPA in March 2001, paving the way for the cleanup efforts to begin.

The progression from *cleanup decision* to *construction completion* in just a year and a half is truly remarkable when compared to other Superfund cleanup efforts of this magnitude. EPA congratulates the following stakeholders for their vision, commitment, and cooperation in making the project a success:

*City of St. Augustine  
Atlanta Gas Light Company  
ThermoRetec Consulting &  
Engineering  
Florida Department of Environmental  
Protection - Northeast District  
U.S. Army Corps of Engineers -  
Jacksonville District*

## ***Groundwater Cleanup Will Be a Long Term Effort***

Now that 99% of the source of contamination has been removed as a result of the construction activities at the site, monitored natural attenuation (MNA) will be used to address the remaining contamination in the groundwater. MNA means that monitor wells around the site will be sampled annually to allow EPA to

evaluate the reduction of contamination through natural processes. Typically, monitoring efforts can continue for a number of years before cleanup goals for groundwater are achieved.

However, these efforts are not expected to interfere with the redevelopment of the site.

Deed restrictions for surrounding properties have already been filed to prevent the use of groundwater while the water quality is restored.

## ***Questions?***

If you have questions or comments about the St. Augustine site, please feel free to contact EPA's Project Manager listed below:

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Environmental Protection  
Agency

South Site  
Management Branch

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ST. AUGUSTINE  
GAS PLANT  
UPDATE FACT  
SHEET***